

PROPERTY LOCATION

No	Alt No	Direction/Street/City
123		HEMLOCK ST, ARLINGTON

OWNERSHIP

Owner 1:	OBERTO JANET C			
Owner 2:				
Owner 3:				
Street 1:	123 HEMLOCK ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	OBERTO JOHN P & JANET C -		
Owner 2:	-		
Street 1:	123 HEMLOCK ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrn.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.14922	Total SF/SM:	6500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	430,498	Spl Credit	Total:	430,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

647,500

647,500

647,500



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	59340
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2015	Permit Insp	PC	PHIL C
1/22/2009	Meas/Inspect	294	PATRIOT
1/25/2000	Measured	276	PATRIOT
2/1/1990		PM	Peter M

Sign: _____ VERIFICATION OF VISIT NOT DATA __/__/__

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6500.000	217,000		430,500	647,500		59340
							GIS Ref
							GIS Ref
Total Card	0.149	217,000		430,500	647,500	Entered Lot Size	GIS Ref
Total Parcel	0.149	217,000		430,500	647,500	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		481.77	/Parcel: 481.77	Land Unit Type:	01/22/20

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	217,000	0	6,500.	430,500	647,500		Year end	12/23/2021	PRINT	
2021	101	FV	209,700	0	6,500.	430,500	640,200		Year End Roll	12/10/2020		Date
2020	101	FV	209,700	0	6,500.	430,500	640,200	640,200	Year End Roll	12/18/2019	12/30/21	05:39:58
2019	101	FV	182,300	0	6,500.	436,700	619,000	619,000	Year End Roll	1/3/2019	LAST REV	
2018	101	FV	182,300	0	6,500.	326,000	508,300	508,300	Year End Roll	12/20/2017	Date	Time
2017	101	FV	182,300	0	6,500.	295,200	477,500	477,500	Year End Roll	1/3/2017	09/02/16	10:20:4
2016	101	FV	182,300	0	6,500.	282,900	465,200	465,200	Year End	1/4/2016	ekelly	
2015	101	FV	171,000	0	6,500.	239,900	410,900	410,900	Year End Roll	12/11/2014		

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	5	- Cape
Sty Ht:	1T	- 1 & 3/4 Sty
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	BEIGE	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1958	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	5	- Lino/Vinyl	15 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:	1		
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:			
Heat Fuel:	2	- Gas	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1961	0.00	T	40	101						